

BLOCK 159 LOTS 1 TO 5 & 20 TO 24
PT CL ALLEY IN OR 2712/1610
TOWN OF HILLIARD

HELHOSKI SYLVESTER V SR L/E/
27455 WEST SECOND AVENUE
HILLIARD, FL 32046

2025

08-3N-24-2380-0159-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1993	1,632	27,183
FEP	171	85	1993	145	2,415
FSP	864	60	2003	518	8,628
UDG	938	60	1993	563	9,377
UEP	135	70	1993	94	1,566
UGR	480	45	2003	216	3,598
UOP	198	25	1993	50	833
UST	72	55	1993	40	666

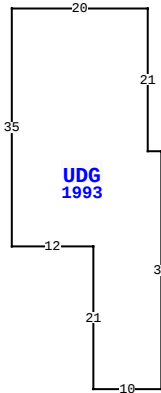
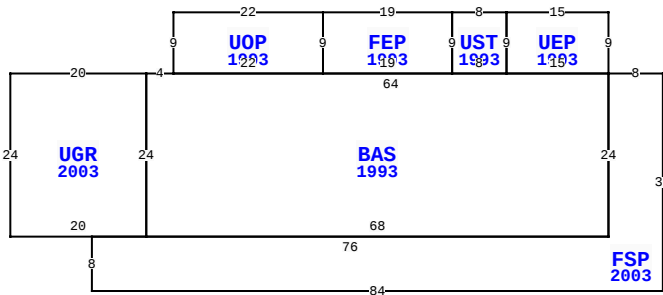
TOTALS	4,490			3,258	54,265
--------	-------	--	--	-------	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,234.00	SF	4.00
2	0350	CARPORT WD	0	100	24	12	288.00	SF	9.36
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-2	125.00	137.00	125.00
2	000100	C	RES	100	0006	R-2	125.00	137.00	125.00

REVIEW DATE 01/23/2025 BY WWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	3,258	104.1000	83.28	271,326	1971	1971	0	0	25	70.00	20.00
1 M/H 93- - 100% - 2021 Heated Area: 1777 HX Base Yr 2021												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	54,265		
TOTAL MARKET OB/XF VALUE	7,197		
TOTAL LAND VALUE - MARKET	87,500		
TOTAL MARKET VALUE	148,962		
SOH/AGL Deduction	25,654		
ASSESSED VALUE	123,308		
TOTAL EXEMPTION VALUE	HX HB SX		
BASE TAXABLE VALUE	22,586		
TOTAL JUST VALUE	148,962		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	92,427		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0302014	REPAIR/RRF	2,000	02/14/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2761/102	1/08/2025	LE	U	I	11
GRANTOR: HELHOSKI SYLVESTER VI					
GRANTEE: WEIGAND ANNE					
2691/915	1/29/2024	LE	U	I	11
GRANTOR: HELHOSKI SYLVESTER VI					
GRANTEE: WEIGAND ANNE					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FSP=[YR=2003] W8 UEP=[YR=1993] N9 W15 UST=[YR=1993] W8 FEP=[YR=1993] W19 UOP=[YR=1993] W22 S9 BAS=[YR=1993] W4 UGR=[YR=2003] W20 S24 E20N24\$ S24 E68 N24 W64\$ E22 N9\$ S9 E19 N9 \$ S9 E8 N9\$ S9 E15\$ S24 W76 S8 E84 N32\$ PTR=E15 UDG=[YR=1993] E20 S21 E2 S35 W10 N21 W12 N35\$ W15\$.									

27455 W SECOND AVE, HILLIARD				BLD DATE					LGL DATE	05/08/2025	MLU
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1, 234.00	SF	4.00	4.00	100	1994	1994	3	66	3, 258		
288.00	SF	9.36	9.36	100	1999	1999	3	20	539		
1.00	UT	5,000.00	5,000.00	100	2013	2013	3	68	3,400		

TOTAL OB/XF												
7,197												

Total Acres: 0.00 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500

PRINTED 07/30/2025 BY SYS